

~~Wed morning~~

Matthew

~~Kristy~~ Kristy Airey <sup>603</sup> 502-8016

under Agreement

Chris-Co - sent her

Marston has Sailed system  
time 25 days

158 Tuttle Lane

town water

~~1975~~ 1975 -

split ranch -

w/ shower in basement  
bathroom

5 bedroom duplex

~~York~~

~~review~~  
\$25 review  
\$300 review  
\$900 - 1100  
- bill buyers -



This email was sent on behalf of:

Kristen Heath Seacoast Board of Realtors  
D.D. Cook Real Estate  
PO BOX 697  
Greenland, NH 03840  
Mobile:  
Phone: (603) 502-8016  
Fax:

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The contents of this email regard real estate properties in which you may be interested, and is based on an established marketing relationship.

**Multi-Family  
2800142 Contingent**

**158 Tuttle Lane  
Greenland, New Hampshire 03840**



(7)



(12)

**L \$:**



<b>Zoning:</b>	Residential	<b>Total Units:</b>	2
<b>Year Built:</b>	1975	<b>Total Fin SqFt:</b>	2,016
<b>Color:</b>	Grey	<b>Apx Fin Above Grd:</b>	1,248
<b>Taxes:</b>	\$3,789.00	<b>Apx Fin Below Grd:</b>	768
<b>Taxes TBD:</b>		<b>Foot Print:</b>	24/26X48
<b>Tax Year:</b>	2009	<b>Garage Capacity:</b>	1
<b>Gross Ann. Inc.:</b>	\$18,000	<b>Garage Type:</b>	Under
<b>Operating Expenses:</b>	Exterior Maintenance , Heating Fuel , Insurance , Maintenance/Repairs		
<b>Ann. Op. Exp.:</b>	\$7,369	<b>Lot Acre:</b>	1.53
<b>Road Frontage:</b>	Yes/ 25	<b>Lot SqFt:</b>	66,647
<b>Water Frontage:</b>		<b>Flood Zone:</b>	No
<b>Water Acc Type:</b>		<b>Monthly Assoc.:</b>	\$
<b># of Stories:</b>	1 3/4	<b>Style:</b>	Duplex

<b>Water Body Type:</b>		<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	
<b>Water Body Name:</b>		<b>Current/Land Use:</b>	No	<b>Land Gains:</b>			

<b>Parcel Access ROW:</b>	Yes	<b>ROW for other Parcel:</b>	No	<b>ROW Width:</b>	25	<b>ROW Length:</b>	288.52
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**Public Rems:** TWO FAMILY SPLIT ENTRY HOME: Lower level; 4rms, 2bdrms, 3/4bth, currently owner occupied. Main Flr; 5rms, 3bdrms, 1 bth attic for plenty of storage plus deck. Heat/Hot Water paid by owner, 2 separate electric meters, shared; washer/dryer and garage sets back from Tuttle Lane on 1.53 Acre lot.

**Directions:** Route 33 toward Portsmouth, Right Tuttle Lane, between the furniture store & gas station, follow almost to the end of Tuttle Lane #15 mailbox plus "SIGN" (on right) Home sets back from Tuttle Lane.

<b># of 1 Bedrooms:</b>	0	<b># of 2 Bedrooms:</b>	1	<b># of 3+ Bedrooms:</b>	1	<b># of Full Baths:</b>	2
<b>Ranges:</b>	2	<b>Refrigerators:</b>	2	<b>Sep Utility:</b>	Yes	<b>Total # Leases:</b>	
<b>Electric Meters:</b>		<b>Gas Meters:</b>		<b>Heating Units:</b>	1	<b>Water Heaters:</b>	1

<b>Taxes Expense:</b>	\$3,789	<b>Insurance:</b>	\$800	<b>Heat:</b>	\$2,000	<b>Water:</b>	\$180	<b>Misc:</b>	
<b>Utilities:</b>	\$600	<b>Trash Expense:</b>	\$0	<b>Snow Expense:</b>	\$0	<b>Maintenance:</b>	\$0	<b>Management:</b>	

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
<b># ROOMS</b>	5	4						
<b># BR</b>	3	2						
<b># BA</b>	1	1						
<b>FURNISHED</b>	No	No						
<b>RENT</b>	\$1,500.00	\$0.00						
<b>DEPOSIT</b>		\$0.00						
<b>LEASE TERM</b>	Yearly	Owner Occ						
<b>RENT AGRMNT</b>	Yes	No						
<b>FLOOR LOC</b>	First	Lower						
<b>APX SQFT</b>	1,238	768						
<b>STYLE</b>	Split	Split						
<b>TENANT</b>	Yes	No						
<b>TENANT #</b>								
<b>SHOW INSTR</b>	48 Hours	Same						
<b>APPL INCL</b>								



*Basement  
Bathroom*

<b>Ext. Amenities:</b>	Deck , Garden Space , Storage	<b>Possession:</b>	
<b>Int. Amenities:</b>	Attic , Cable , Cable Internet		
<b>Unit Info:</b>	Deck , Dishwasher , Dryer , Fireplace-Wood , Laundry Hook Up , Oil Heat , Range-Electric , Refrigerator , Smoke Detector , Washer		
<b>Basement:</b>	Apartments , Daylight , Finished , Interior Stairs , Storage Space , Walk Out		
<b>Driveway:</b>	Paved , ROW	<b>Electric:</b>	Circuit Breaker
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Vinyl
<b>Financing:</b>	Conventional , FHA , NHHFA , VA	<b>Foundation:</b>	Concrete
<b>Floors:</b>	Carpet , Vinyl	<b>Heating/Cool:</b>	Baseboard , Heat Included , Hot Water
<b>Garage/Parking:</b>	1-10 Spaces , On Site , Paved	<b>Lot Desc:</b>	Country Setting , Level
<b>Heat Fuel:</b>	Oil	<b>Occ. Restrict.:</b>	Pets Allowed
<b>Roads:</b>	Paved , Public	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	1000 Gallon , Leach Field , Private , Septic	<b>Water:</b>	Metered , Public
<b>Trash:</b>	Other	<b>Water Heater:</b>	Off Boiler , Oil , Owned , Tank
<b>Utilities:</b>	220 Volt , Cable	<b>Neighborhood:</b>	Near Shopping , Rural Setting
<b>Rent Includes:</b>	Heat , Hot Water , Sewer , Water	<b>Inc. Verification:</b>	
<b>Disability:</b>	1st Floor 3/4 Bathrm , 1st Floor Bedroom , 1st Floor Laundry , 1st Flr Hard Surface Flr , Access. Common Use Areas , Access. Laundry No Steps , Access. Parking , No Stairs from Parking	<b>Building Certs.:</b>	
<b>Docs Available:</b>	Deed , Property Disclosure , Survey		
<b>Excl Sale:</b>			

<b>Tax Rate:</b>	<b>Assmt:</b>	<b>Assmt Yr:</b>
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b>	<b>Veteran:</b> No	<b>Other:</b>
<b>Covenant:</b> No	<b>Source SqFt:</b> Muni	<b>County:</b> Rockingham
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> 3478/ 2323	<b>Plan/Survey:</b> C-4639
<b>Map/Blck/Lot:</b> 0R/ / 10-3	<b>Property ID:</b>	<b>SPAN # (VT):</b> -
<b>Devel/Subdiv:</b>	<b>Const. Status:</b> Existing	<b>Home Energy Rating Index:</b>
<b>District:</b> Greenland	<b>High Sch:</b> Portsmouth High School	<b>Jr/Mid Sch:</b> Greenland Central School
<b>Elem Sch:</b> Greenland Central School	<b>Cable:</b>	<b>Electric Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b>
<b>Auction:</b>		
<b>Auction \$ Det. By:</b>	<b>DOM/DUC:</b> 399 / 12	

**PREPARED BY**



**Kristan Heath**  
**D.D. Cook Real Estate**  
**PO BOX 697**  
**Greenland, NH 03840**  
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[www.DDCookRealEstate.com](http://www.DDCookRealEstate.com)

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This display was created 11/02/2010.

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MRBLU : 0/R 10/ 3/ /  
 Location: 158 TUTTLE LANE  
 Owner Name: NICKERSON ANDRIANA  
 Account Number: 415

### Parcel Value

Item	Assessed Value
Buildings	130,400
Xtra Bldg Features	3,400
Outbuildings	0
Land	146,900
Total:	280,700

### Owner of Record

NICKERSON ANDRIANA

### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
NICKERSON ANDRIANA	3478/2323	6/22/2000	1
GOLDER ETHEL TRUST	3021/2289	11/29/1993	1
GOLDER ETHEL	2986/0483	6/1/1993	111,900
DRISCOLL JOHN F	2225/ 528		0

### Land Line Valuation

Size	Zone	Assessed Value
1.38 AC	RES	146,900

### Construction Detail

<b>Building # 1</b>	<b>MODEL</b> Residential
<b>STYLE</b> Raised Ranch	<b>Occupancy</b> 2
<b>Stories:</b> 1 Story	<b>Roof Cover</b> Asph/F Gls/Cmp
<b>Roof Structure:</b> Gable/Hip	<b>Heat Fuel</b> Oil
<b>Interior Fir</b> 1 Carpet	<b>Total Bedrooms:</b> 05
<b>AC Type:</b> None	<b>Total Bathrms:</b> 2
<b>Total Half Baths:</b> 0	<b>Bath Style:</b> Average
<b>Kitchen Style:</b> Modern	

### Building Valuation

<b>Living Area:</b> 1,192 square feet	<b>Replacement Cost:</b> 159,042	<b>Year Built:</b> 1975
<b>Depreciation:</b> 18%	<b>Building Value:</b> 130,400	

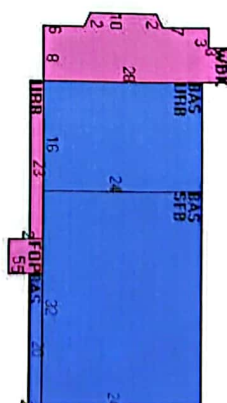
### Extra Features

Code	Description	Units
FPL1	FIREPLACE 1 ST	1 UNITS
FPO	EXTRA FPL OPEN	1 UNITS

### Outbuildings

Code	Description	Units
No Outbuildings		

### Building Sketch

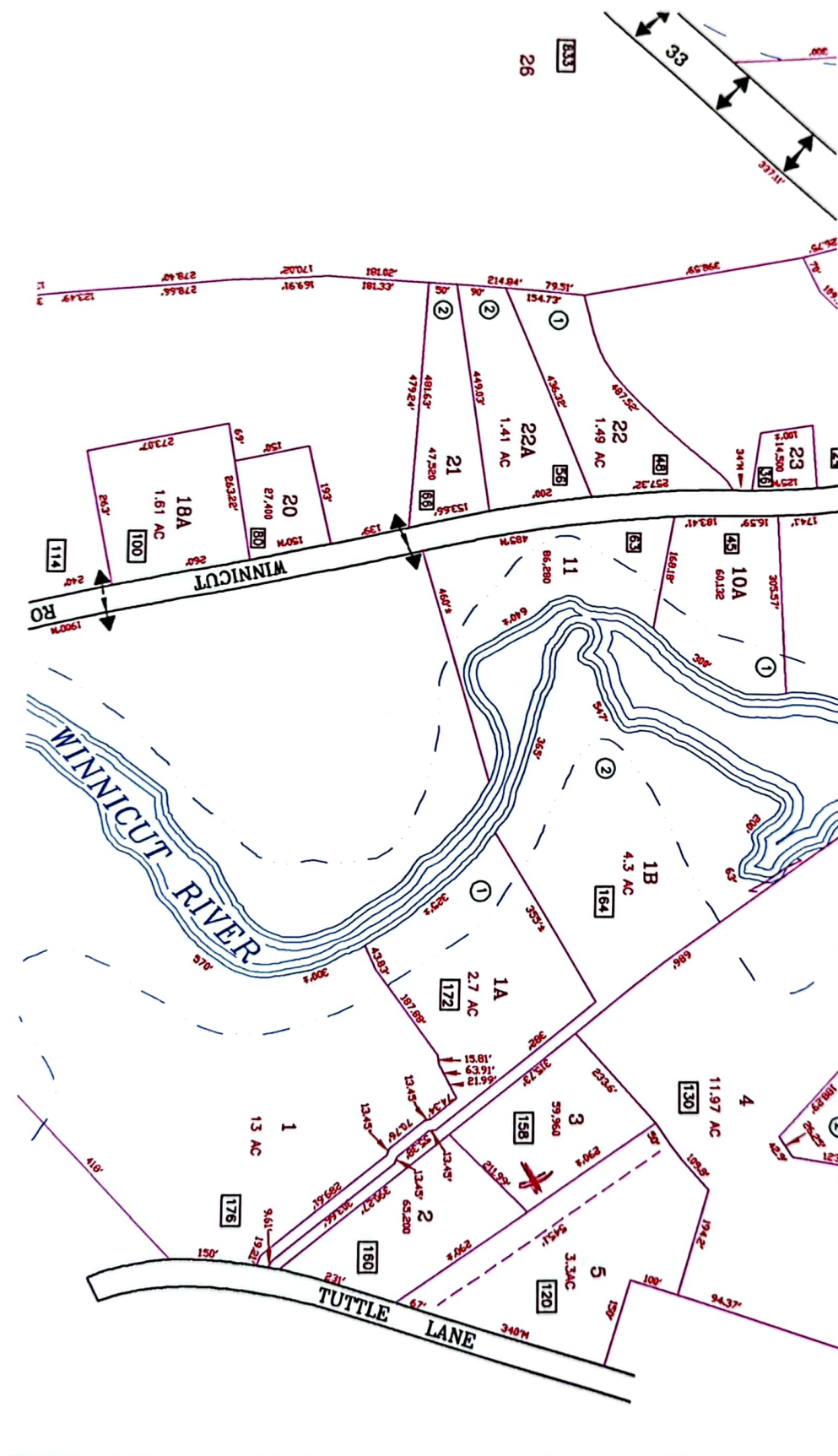


### Subarea Summary

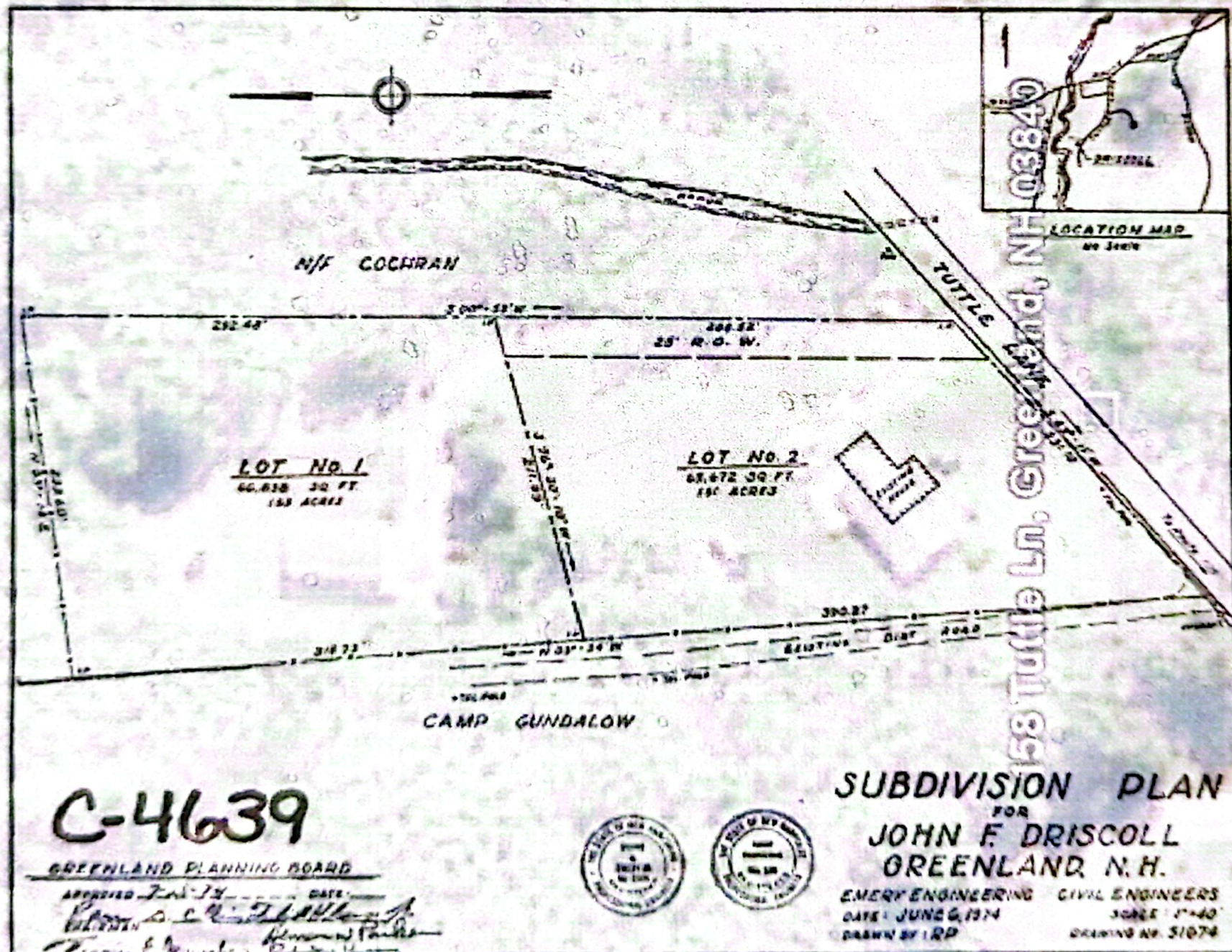
Code	Description	Gross Area	Living Area
BAS	First Floor	1192	1192
FOP	Porch, Open	25	0
SFB	Finished Raised Basement	768	0
URB	Basement, Unfnishd, Raised	430	0
WDB	Deck, Wood	237	0



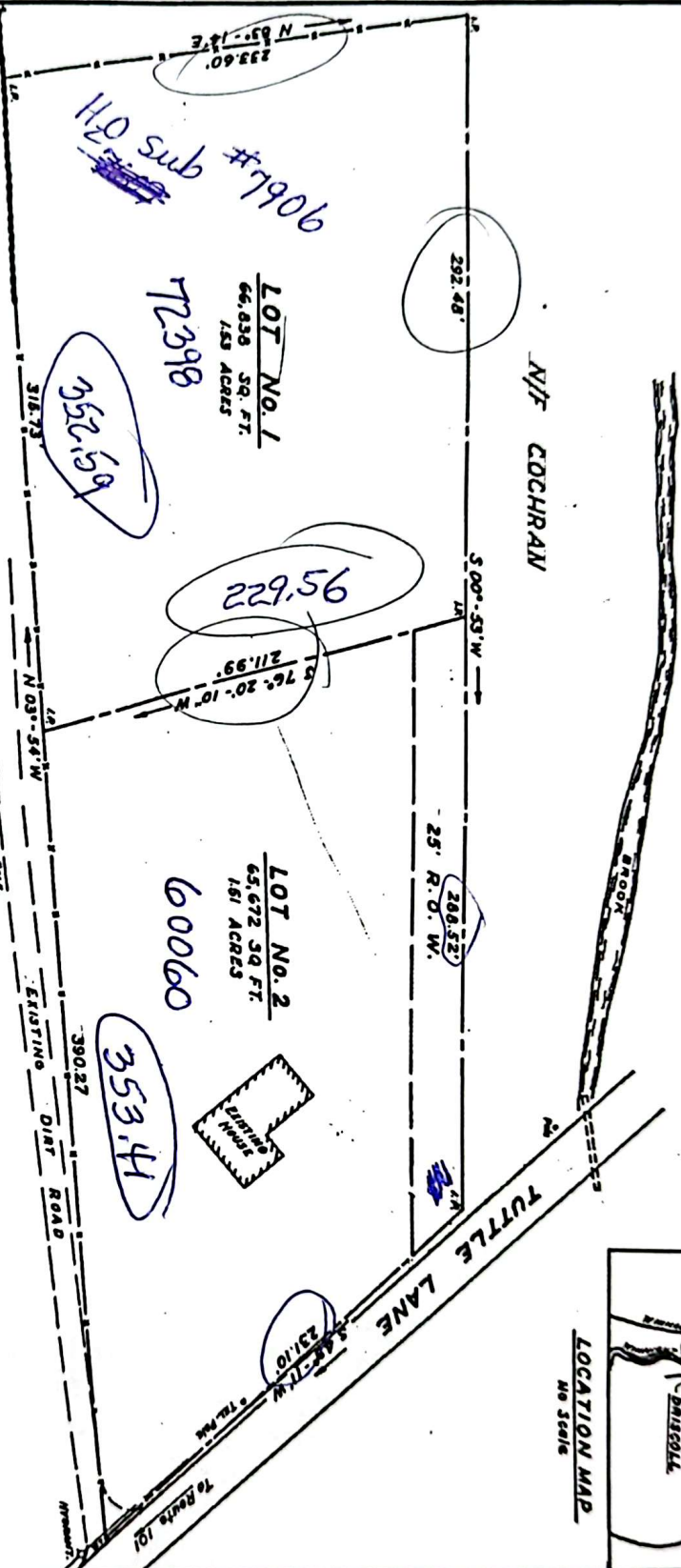
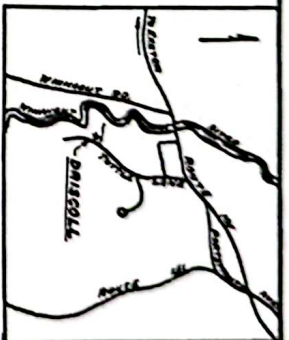
MAP R10











C-4639

GREENLAND PLANNING BOARD

APPROVED 7-15-74 DATE:

JOHN F. DRISCOLL

EMERY ENGINEERING CIVIL ENGINEERS



SUBDIVISION PLAN

FOR JOHN F. DRISCOLL

GREENLAND, N.H.

EMERY ENGINEERING CIVIL ENGINEERS

DATE: JUNE 6, 1974

DRAWN BY: R.D.

SCALE: 1"=40'

DRAWING NO. 51674

AUG 1 10 55 AM '74  
REC'D ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

10733



BK3478PG2323

## \*\*NON-CONTRACTUAL TRANSFER\*\*

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, ETHEL GOLDER, TRUSTEE  
OF THE ETHEL GOLDER TRUST, created under Trust Agreement dated  
SEP 12, 1990 of 320 Lee Street, Apt. #1302, Oakland, California  
94610-4373, for consideration paid, grants to ANDRIANA NICKERSON,  
a single person, of 158 Tuttle Avenue, Greenland, County of  
Rockingham and State of New Hampshire

with Warranty Covenants, the following described premises:

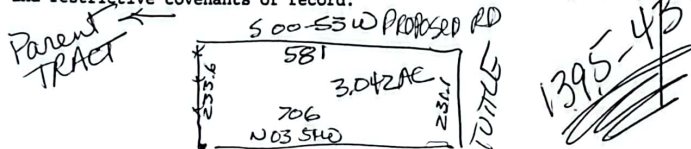
A certain tract or parcel of land with the buildings thereon,  
if any, situate on the Easterly side of land owned by YMCA Camp  
Gundalow, so-called, in the Town of Greenland, Rockingham County,  
New Hampshire, being more particularly described as follows:

BEGINNING at a point on the Northwestern corner of the tract  
herein conveyed and proceeding North 83° 14' East along a fence  
for a distance of 233.60 feet to a point; thence turning and  
proceeding South 0° 53' West for a distance of 292.48 feet by a  
proposed roadway to a point distant 288.52 feet North 00° 53' East  
from the Northwestern sideline of Tuttle Lane; thence turning and  
proceeding S 76° 20' 10" W along the Northerly sideline of Lot No.  
2 as shown on Subdivision Plan for John F. Driscoll, Greenland,  
N.H. - Emery Engineering, Civil Engineers, dated June 6, 1974,  
recorded at Rockingham County Registry of Deeds as Plan #C-4639,  
for a distance of 211.99 feet to a point at said YMCA land distant  
North 03° 54' West 390.27 feet from the Northwestern sideline of  
Tuttle Lane; thence turning and proceeding along a fence and a  
stone wall North 03° 54' West for a distance of 315.73 feet to the  
point of beginning. Containing a total of 1.53 acres, more or  
less.

Meaning and intending to convey a certain lot of land known  
as Lot No. 1 on said Plan to which reference is made with the  
intention of incorporating the provisions of the same herein.

Together with a 25 foot wide right of way running from the  
Southeasterly corner of the Lot herein conveyed over Lot No. 2 on  
said Plan along the Easterly sideline thereof to said Tuttle Lane,  
which right of way is for the purposes of ingress, egress and  
regress by foot, vehicle and/or motor vehicle, and for the  
purposes of bringing from said Tuttle Lane to the Lot herein  
conveyed such utilities as are available at Tuttle Lane and which  
right of way is automatically extinguished for all purposes at  
such time as the lot herein conveyed gains "frontage" on a public  
highway.

Subject to the usual public utilities serving the property  
and restrictive covenants of record.



BK3478PG2324

Meaning and intending to convey the same premises conveyed to  
the within Grantor by deed of Ethel N.M.I. Golder dated July 26,  
1993 and recorded at said Registry at Book 3021, page 2289 on  
November 29, 1993. See also deed of John F. and Lorraine A.  
Driscoll to Ethel N.M.I. Golder dated May 18, 1993 and recorded at  
said Registry at Book 2986, Page 0483 on June 1, 1993.

This is not homestead property.

Executed as a sealed instrument this 9 day of September,  
1999. 2000

ETHEL GOLDER TRUST

*Ethel Golder*  
Ethel Golder, Trustee

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

On this the 9 day of September, 1999 then  
personally appeared the above named Ethel Golder, Trustee of the  
Ethel Golder Trust and acknowledged the foregoing instrument for  
the purposes therein contained on behalf of said Trust, being  
authorized to do so.



*Margaret R. Hill*  
Notary Public

2225-526

STATE OF NEW HAMPSHIRE

2000 JUN -2 PM 2:38

028976

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS